



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Madison Branch, Phase 1 (Preliminary Plat 2022-004)

**Applicant/
Property**

Owner: Tennessee Valley Communities

Location: South of Long Meadow Road, West of Halsey Road

Request Summary

This is a request for a Preliminary Plat for 97 lots on 101.43 acres in the Madison Branch Subdivision.



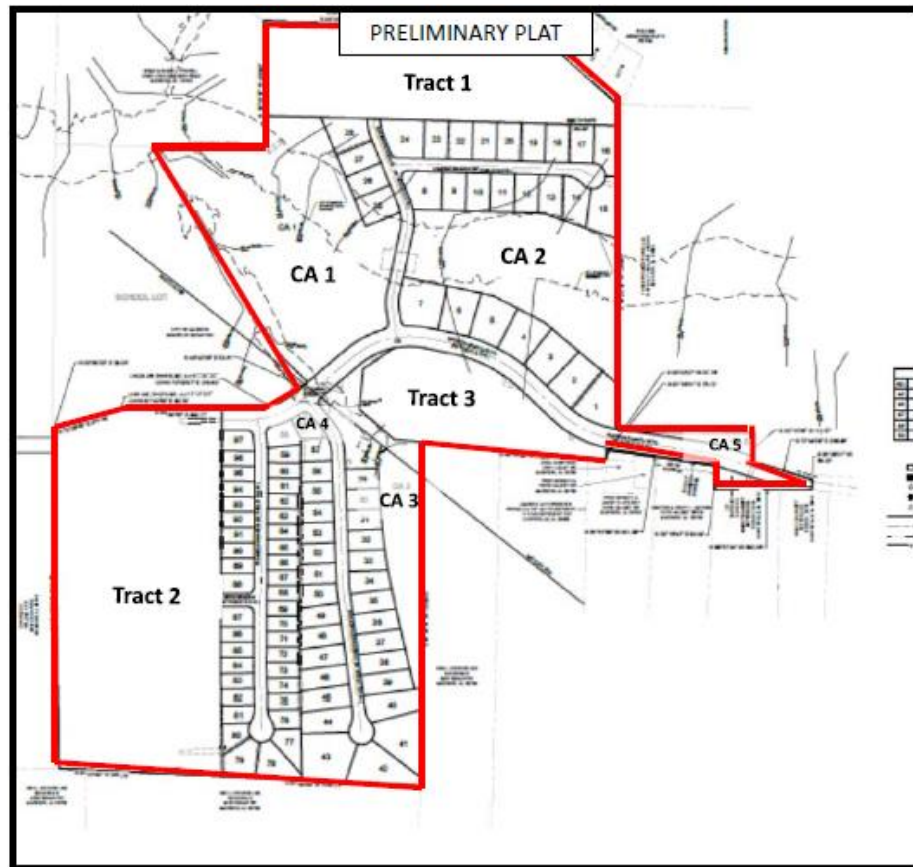
Recommendation

Motion to:

“Approve the Preliminary Plat for Madison Branch, Phase 1 (PP2022-004) with contingencies.”

Project Request

This is a preliminary plat for 97 lots, three tracts, and five common areas. The smallest lot will have a square footage of 7,798 square feet. The three tracts are for future phases of the subdivision. Common areas CA-1 and CA-2 are reserved for open space and will count toward the set aside required with cluster zone districts. CA-4 is for stormwater detention, and CA-5 is for landscaping along Madison Branch Boulevard. Phase 1 will have 6,965 linear footage of streets.



General Information

Background:

The Planning Commission approved the Layout Plan for Madison Branch on March 24, 2022.

A Development Agreement (DA) between The City of Madison and Enfinger Development, LLC was approved on December 15, 2021. The DA requires the following in association with this preliminary plat request:

- Submittal of tree inventory and mitigation plan
- First phase to consist of approximately 95 lots
- Development of lots cannot begin earlier than 2022
- Construct future connector road (portion with this plat, remainder with phase 2)

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	WSMP Vision Map	Zoning	Existing Land Use
Subject Site	PNA (Parks & Natural Area), MRC (Mixed Residential Conversation) & MR (Mixed Residential)	RC-2 (Residential Cluster District No. 2)	Proposed single-family subdivision
North of Subject Property	PNA & MRC	Limestone County, AG (Agriculture)	Single-family units
East of Subject Property	PNA, MRC & SSF	R-2 (Medium Density Residential), AG AG	Single-family subdivision, farm land
South of Subject Property	PNA & CF	Limestone County	farm land
West of Subject Property	SSF, PNA, RTA (Rural Transition Area)	Limestone County & AG	Future school site, Single-family units, farm land



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The subject property is designated with the place types: PNA, MRC and MR and is consistent them.
3. Growth Plan
The subject property is within the Western Growth Key Development Area, which recommends an east/west roadway from Hardiman/Burgreen Road to Segers Road. The proposed extension of Halsey Drive to the west property line will lead to the realization of this goal.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The project is consistent with the Layout Plan approved earlier this year. The applicant is proposing 97 lots in the first phase, which generally complies with the Development Agreement language of *approximately 95 lots* allowed in first phase. The proposed number is due to infrastructure and grading improvements that make completion of lot improvements a logical construction request. The number of lots that would then be constructed in the second phase will drop from 106 to 104. The Development Agreement restricts the development of the second phase until 2025, which means the 97 lots proposed for Phase 1 could be developed over a 2 ½ year period. Given that none of the recently approved single family projects subject to development agreements have come close to starting construction in the timeframes allowed by the agreements, let alone requesting occupancy of those units, staff is supportive of the request.

As shown in the list of contingencies some of the notes and plans demonstrating compliance with the Development Agreement concerning the preservation of the tree canopy are still forthcoming. Staff has reviewed drafts of these, and the applicant is finalizing them. The portion of Madison Branch Boulevard constructed with Phase 1 is compliant with the Development Agreement, and the construction of the roundabout approved at the May Planning Commission meeting will be constructed with the portion of Madison Branch Boulevard approved in Phase 1. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Madison Branch, Phase 1/Preliminary Plat
2. Preliminary Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Madison Branch, Phase 1 Preliminary Plat

Planning Department

1. Tree Removal/Preservation Plan must be approved before the recording of this plat.
2. Signatures:
 - a) Limestone County W & S
 - b) Athens Utilities
 - c) AT&T
 - d) North Alabama Gas
 - e) Comcast
 - f) WOW Cable
 - g) Sight Intersection Certificate
3. Lots abutting Madison Branch Drive at the rear or side must be overlayed with a 25-foot buffer strip with the following note: *This strip is reserved for screening. The placement of structures is prohibited.*
4. Common Area 4 abutting Madison Branch Drive at the rear or side must be overlayed with a non-access easement
5. Add the following Plat General Notes:
 - a) No mature trees be removed in common area unless in association with approved development and depicted on the Tree Removal/Preservation Plan
 - b) No Trees may be removed in preservation areas unless the tree is dead
 - c) On individual lots where new homes are constructed, trees are only to be removed in the actual footprint of the home plus ten feet, the driveways, patios, swimming pools or accessory buildings and area required to extend public utilities to each newly constructed homes
 - d) No trees with a caliper greater than twelve-inch diameter at the basilar area will be removed in the tree line area shown on the residential lots
 - e) Trees located on tracts for future development may not be removed until a preliminary plat has been submitted and approved for those areas.All common areas are to be maintained by the owner of record as shown in Revenue Commissioners Office of Limestone County, Alabama

Engineering Department

1. Submit copy of ADEM permit to City
2. Submit landscape plans
3. Submit revised Stormwater report
 - a. Provide copy of Hydrocad model
 - b. Label "pre" catch basins in stormwater report
4. Sheet 1 – label all shown easements
 - a. Show all city flood zone, not being filled, as easement
 - b. Correct Flood Certification
5. Sheet 7 – label all easements
 - a. Correct ADA ramps to not take up more than half of sidewalk on all pages
 - b. Remove easement on large "culvert" since this is part of overall floodplain easement
 - c. Show and label city determined flood plain with BFEs as per prelim plat.
6. Sheet 8 – provide copy of "offsite agreement" to install storm pipe on neighboring property

7. Sheet 10 – ensure sediment protection shown at all inlets
 - a. Silt Fence should be shown in all areas required to prevent silt from leaving property or entering jurisdictional streams
8. Sheet 13 – correct pad elevations for drainage path/direction. Some flow lines are not contained in easements. See back of lot 60 – 64 for example.
 - a. Ensure ditch at the back of lot 77 is in an easement
 - b. Correct proposed pads to correlate with what contours are showing. See lot 38 – 40 for example
 - c. Sheet 15 – All stormwater infrastructure are to be in easements. This includes berms, ditches, floodplain, ponds, etc.
 - d. Provide a wider easement along the back of lots 18-24 to include the berm
9. Sheet 16 – Ensure the easement shown at the entrance to future “Ness Branch” over the storm pipe is required.
10. Sheet 18 to 22 – Add 10yr and 25yr HGL’s on profiles.
11. Sheet 41 – add labels on the box culvert section
 - a. Show location on plan where the section is applicable
12. Sheet 42 – Label toe wall upstream and downstream on details
13. Sheet 44 – remove duplicate Madison Branch Blvd typical section
 - a. Standardize naming convention (Bituminous concrete, Asphaltic concrete?)
 - b. Indicate where the diamond road end markers are to be placed
14. Sheet 45 – remove duplicate details from sheet 44 and sheet 50
15. Sheet 47 – Dimensions riprap to be placed at pipe ends
16. Sheet 48 – Show or describe where Weir box detail is to be used. There are multiple pond outlet structures to be built and each needs its own specific structure and detail.
 - a. Show how MS4 compliance is being achieved on the site related to water quality since some drainage is not being routed through ponds?

Fire Department

1. Hydrants, maximum spacing is 500 feet for houses less than 3600 sq/ft and 450 feet for houses over 3600 sq/ft.
2. Hydrants shall be located along Madison Branch Blvd.
3. Hydrants shall be located along Portmore Branch.